

100



Mr. Broadus B. Whitlock, Jr.  
408 Main Street  
Reisterstown, Maryland 21136

January 23, 1987

# NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
W/S Reisterstown Rd. (Main St.), 128' S of  
Glyndon Dr. (408 Main St.)  
4th Election District  
Broadus B. Whitlock, Jr. - Petitioner  
Case No. 87-361-A

TIME: 11:30 a.m.

DATE: Wednesday, March 4, 1987

PLACE: Room 301, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 29866

DATE: Dec. 11, 1986 ACCOUNT: 615.00

AMOUNT: \$ 100.00

RECEIVED FROM: Alpha Pregnancy Center

FOR: Zoning Variance # 244

B 8026\*\*\*\*\*100001a 2118F

MICROFILMED VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: 2-16-87

Posted for: Variance

Petitioner: Broadus B. Whitlock, Jr.

Location of property: W/S of Reisterstown Rd. (Main St.)

128' S of Glyndon Dr. (408 Main St.)

Location of Signs: East front of 408 Main St.

Remarks:

Posted by: *[Signature]* Date of return: 2-20-87

Number of Signs: 1

MICROFILMED

**PETITION FOR ZONING VARIANCE**  
4th Election District  
West Side of Reisterstown Road (Main Street)  
128 feet South of Glyndon Drive (408 Main Street)  
DATE AND TIME: Wednesday, March 4, 1987, at 11:30 a.m.  
Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variance to permit a 4 foot by 4 foot double-sided, free-standing sign in lieu of the permitted 8 square foot sign. Being the property of Broadus B. Whitlock, Jr., as shown on plat plan filed with the Zoning Office.  
In the event that the Petitioner(s) is granted a building permit may be issued for the proposed sign, the Zoning Commissioner will, however, entertain any request for a stay of the hearing of the petition for zoning variance. Such request must be received in writing by the date of the hearing set above or made at the hearing.

## NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Feb. 12, 1987

that the annexed... Req. #198568... P.O. #85069

1) ... weeks/days previous

February, 1987, in the

Times, a daily newspaper published

in Westminster, Carroll County, Maryland.

News, a weekly newspaper published

in Baltimore County, Maryland.

Times, a weekly newspaper published

in Baltimore County, Maryland.

Y NEWSPAPERS OF MARYLAND, INC.

Per: *[Signature]*

MICROFILMED

## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 12, 1987

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., appearing on

February 12, 1987

THE JEFFERSONIAN,

*[Signature]*

Publisher

Cost of Advertising

32.18

MICROFILMED

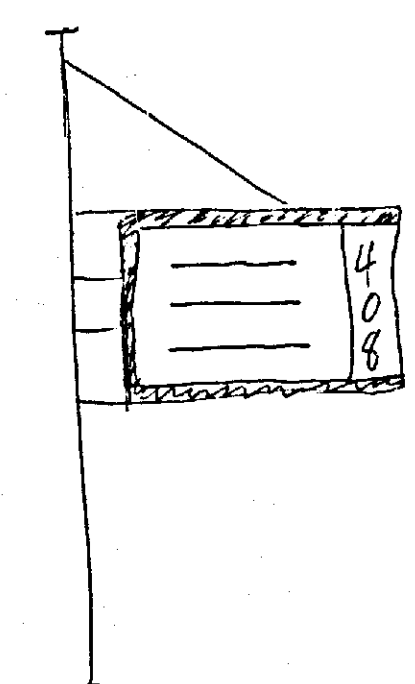
5" LETTER HEIGHT (PHONE #)  
3" LETTER HEIGHT  
1 1/2" LETTER HEIGHT (24 HR.)

Alpha Pregnancy Center  
833-7793  
24 HOUR HOTLINE

PET. EXH 2

Scale: 1/2" = 1'-0"  
PEARSON SIGNS, INC.

MICROFILMED



Pet ex 3

PLAT FOR ZONING VARIANCE  
OWNER: Broadus B. Whitlock, Jr.  
DISTRICT: 4th Zone RD  
408 MAIN STREET  
Scale: 1" = 30'  
EXISTING UTILITIES IN REISTERSTOWN 'KD

MAIN STREET  
MICROFILMED (30' Paving) (66' RW)

PET. EXH 1

87-361-A



87-361-A

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
19th day of January, 1987.

ARNOLD JABLON  
Zoning Commissioner

Petitioner: Broadus B. Whitlock, Jr. Received by: James E. Dyer  
Petitioner's Attorney

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: February 20, 1987

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 87-352-A, 87-353-A, 87-356-SpHA, 87-357-A,  
87-361-A and 87-374-A

There are no comprehensive planning factors requiring comment  
on these petitions.

NEG:JGH:sib

Norman E. Gerber, AICP  
Director

RECEIVED  
FEB 20 1987

ZONING OFFICE

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 26, 1987

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman

## MEMBERS

Bureau of  
Engineering  
Department of  
Traffic Engineering  
State Roads Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial  
Development

Mr. Broadus B. Whitlock, Jr.  
408 Main Street  
Reisterstown, Maryland 21136

RE: Item No. 244 - Case No. 87-361-A  
Petitioner: Broadus B. Whitlock, Jr.  
Petition for Zoning Variance

Dear Mr. Whitlock:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kkb

Enclosures



Maryland Department of Transportation  
State Highway Administration

RECEIVED  
JAN 9 1987  
ZONING OFFICE

William K. Hellmann  
Secretary  
Hal Kassoff  
Administrator

January 6, 1987

RE: Baltimore County  
Item #244  
Property Owner: Alpha  
Pregnancy Center  
Location: W/S Reisterstown  
Road (Maryland Route 140)  
128' S. Glyndon Drive  
Existing Zoning: R.O.  
Proposed Zoning: Variance  
to permit a 4 x 4 foot  
double faced, free-  
standing sign in lieu of  
the permitted 8 sq. foot  
sign  
Area: .27 acres  
District: 4th

Att: James Dyer

Dear Mr. Jablon:

On review of the submittal for variance of a business sign, the submittal has been forwarded to the State Highway Administration Beautification Section, C/O Morris Stein at 333-1642, for all comments relative to zoning.

Very truly yours,

Charles Lee, Chief  
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle  
M. Stein w/att.

My telephone number is 333-1350

Teleprinter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-2211  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

JANUARY 30, 1987

Re: Zoning Advisory Meeting of DECEMBER 23, 1986  
Item # 244  
Property Owner: ALPHA PREGNANCY CTR.  
Location: W/S REISTERSTOWN RD. 128'  
S. GLYNDON DRIVE

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by 811 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 811 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- Additional comments:

David Fields, Acting Chief  
Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 21, 1987

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for Items number 233, 234, 235, 237, 238, 239, 240, 241, 243, 244, 246, 248, 249, and 250.

Very truly yours,

Michael S. Flanagan  
Traffic Engineer Associate II

MSF:lt

RECEIVED  
FEB 3 1987

ZONING OFFICE

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

December 23, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Property Owner: Alpha Pregnancy Center

Location: W/S Reisterstown Rd., 128 ft. S Glyndon Dr.

Item No.: 244 Zoning Agenda: Meeting of 12/23/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- ☒ 2. A second means of vehicle access is required for the site.

- ☒ 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- ☒ 6. Site plans are approved, as drawn.

- ☒ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*  
Planning Group  
Special Inspection Division  
Fire Prevention Bureau

/ms

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 244, Zoning Advisory Committee Meeting are as follows:

Property Owner:  
Location:  
Districts:

## APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.C.G.A. #11-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. For Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire on party wall. See Table 101, Section 101.7, Section 101.8 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The Change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ re to Mixed Use \_\_\_\_\_ See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Vial/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- J. Comments: It is assumed the necessary choice and alteration permits have been acquired and are in compliance. Signs shall comply to Article 19 and the amendments of Council Bill #17-85.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Permitting and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 102 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

*Charles E. Schuman*  
Mr. C. E. Schuman, Chief  
Building Plans Review

4/22/86